

April Swenson of

Coldwell Banker Ocean Beach Properties

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Construction Specs of Brunk Homes (page 1 of 2)

Concrete:

- 1) 24" Stem Walls w/ 6" x 12" Continuous Footings
- 2) 4" Thick Garage Floor w/ fiber mesh reinforced
- 3) 6mm Black Poly Vapor Barrier
- 4) 20' Concrete driveway apron, walkway to front door & standard 10' x 30' rear patio (more available at an extra cost)

Roofing:

- 1) 30-year (inland) or 40-year (more weathered areas), 5-tab Composition Roof
- 2) Engineered Trusses for 100mph winds, 24" o.c.
- 3) 7/16" OSB Roof Sheathing
- 4) 30 lb. Felt Paper
- 5) 16" Overhang on Gables & Eaves

Floors:

- 1) 9.5" Manufactured I-Joists 16" o.c. hung from foundation
- 2) 3/4" Tongue & Groove sub-floor, glued & nailed

Framing:

- 1) Exterior Walls
 - a) 2" x 6" Douglas Fir Studs, 16" o.c.
 - b) Douglas Fir #2 or better Top & Bottom Plates
 - c) Vapor Barrier
 - d) APA-Rated OSB Sheathing
 - e) Cement Board Siding (brand name is Ashland Davis, which is a more compressed hardboard, better quality & more expensive)
- 2) Interior Walls
 - a) Douglas Fir #2 or better, 2" x 4" Studs, 16" o.c.
 - b) Douglas Fir #2 or better Top & Bottom Plates

Insulation:

- 1) Ceiling: R-38
- 2) Walls: R-21
- 3) Floor: R-30

Construction Specs of Brunk Homes (page 2 of 2)

Exterior Trim:

- 1) 6" Barge Board
- 2) 4" Corner Trim
- 3) White Seamless Aluminum Gutters w/ Downspouts
- 4) Cedar Shingles for accent (if available for plan)

Windows & Doors:

- 1) White Double-Glazed Windows w/ Low E (CertainTeed)
- 2) Exterior Doors ~ Fiberglass w/ compression-type Weather Strip
- 3) Interior Doors ~ Oak finish

Wallboard:

- 1) Walls ~ 5/8" Gypsum Nailed & Screwed
- 2) Ceiling ~ 5/8" Reinforced Gypsum
- 3) All sprayed w/ Light Texture & PVA Primed for Vapor Barrier
- 4) Sheet-rocked 2-car Garage

Appliances:

- 1) Refrigerator, Electric Range (choose coil or flat top surface), Overhead Microwave or Hood, Dishwasher, Garbage Disposal, & a Garage Door Opener (purchased at Sears)
- 2) White or Black (Stainless Steel available at an extra cost)
- 3) Standard 50-gallon Water Heater

Heating:

- 1) Propane Fireplace Insert w/ tile accent
- 2) Forced Air Electrical Wall Heaters
- 3) Heat Pump available at an extra cost (some of the larger plans do have heat pumps installed)

Interior, Millwork & Finish:

- 1) Oak Cabinets w/ recessed panel
- 2) Oak Trim
- 3) Laminate Countertops (Formica & WilsonArt brands)
- 4) Vinyl Flooring over 3/8" Plywood Underlayment in the Laundry Room & Bathrooms
- 5) Laminate Flooring in the Great Room (carpet available upon request)
- 6) Carpet in the Bedrooms
- 7) Skylight(s), Vaulted Ceiling & Ceiling Fan in the Great Room
- 8) Rounded Corners
- 9) Lazy susan(s) in the Kitchen
- 10) Plat Shelf with plug for lighting in Great Room
- 11) Decks are made of pressure-treated outdoor lumber (TrekDecks are available at an extra cost)

*Choose flooring, interior and exterior paint colors, and countertops from selection